

# Chester County, Pennsylvania

## Sheriff Sale of Real Estate

Thursday, June 18, 2015 @ 11 AM

### CONDITIONS OF SALE

Conditions of sale of all the estate, right title and interest of the above named defendant in and to the following described real estate, viz.: be the same more or less, with the appurtenances; exposed to public sale the 18th day of June, 2015 at 11 AM.

1st. The highest and best bidder, by a fair and open bid, shall be the purchaser.

2nd. Ten percent of the purchase money shall be paid to the Sheriff at the time of sale. The balance of the purchase money must be paid at her office in West Chester, within twenty-one (21) days from the date of sale without any demand being made by the Sheriff therefor.

3rd. If any person to whom the above premises shall be struck off, shall neglect or refuse to take the same at his bid, and comply with the conditions of sale thereof, the same when exposed to sale again, by reason of such default, shall be at the sole risk of the first purchaser, who shall derive no benefit from such sale; but they shall pay all difference or deficiency between his bid and the price the same shall bring at such subsequent sale, with all interest, costs and expenses consequent thereon. Accordingly, the Sheriff as advertised and announced and in the event that the purchase money is not paid within twenty-one days from the date of sale, the Sheriff may forthwith and without further notice cause the premises again to be advertised for sale and shall look in the defaulting bidder for the payment of all costs occasioned by the re-advertised sale.

BY VIRTUE OF THE WITHIN MENTIONED WRIT DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED THURSDAY, JUNE 18, 2015 AT 11AM PREVAILING TIME THE HEREIN-DESCRIBED REAL ESTATE

NOTICE IS GIVEN TO ALL PARTIES IN INTEREST AND CLAIMANTS THAT THE SHERIFF WILL FILE IN HER OFFICE LOCATED IN THE CHESTER COUNTY JUSTICE CENTER, SHERIFF'S OFFICE, 201 WEST MARKET STREET, SUITE 1201, WEST CHESTER, PENNSYLVANIA A SCHEDULE OF DISTRIBUTION ON MONDAY, JULY 20, 2015 IN ACCORDANCE WITH THE SCHEDULE UNLESS EXCEPTIONS ARE FILED HERETO WITHIN TEN (10) DAYS THEREAFTER.

N.B.—TEN PERCENT (10%) OF THE PURCHASE MONEY MUST BE PAID AT THE TIME AND PLACE OF SALE. PAYMENT MUST BE MADE IN CASH, CERTIFIED CHECK OR MONEY ORDER PAYABLE TO THE PURCHASER OR SHERIFF OF CHESTER CO. AND THE BALANCE MADE PAYABLE TO SHERIFF OF CHESTER CO. THEREOF, WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SALE BY 2PM.

CAROLYN B. WELSH, SHERIFF

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# Sheriff's Sale of Real Estate

SALE NO: **15-6-449**

DEBT- **\$302,590.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00891 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN unit in the property known, named and identified as 217 North New Street and lot and land, located in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, situate on the northeast corner of North New and Evans Street or Patton Alley, bounded on the west by North New Street, on the north by land late or Roland Smedley, on the east by land late of the same Roland Smedley, and on the south by said Evans Street or Patton Alley. Being twenty-one feet four inches in front of said North New Street and extending back of that width easterly of that width between parallel straight lines eighty-nine feet to the line of land of the late Roland Smedley. The north line thereof passing through the middle of the partition wall between the message hereby conveyed and the adjoining message on the north.

CONTAINING about 1898 square feet of land, more or less.  
THE improvements thereon being known as No. 217 North

New Street.

TOGETHER with the right to use certain drain pipe in common with others, extending from or about the northeasterly corner of the message of the lot herein before described northerly to Washington Street as now constructed, along or below the rear of all houses on the east side of New Street, northerly to said Washington Street. Provided, however, that the said parties of the first part, their heirs or assigns, owners or occupiers of the premises herein conveyed, shall not discharge any water closet into said drain pipe, or any water such as usually comes from a water closet.

TAX ID: 1-8-129

TITLE is vested in Mildred F. Cornelius, as sole owner, by Deed from Mildred G. Cornelius a/k/a Mildred F. Cornelius, and Maurice Loper, dated May 18, 2011, recorded June 28, 2011 in the Chester County Clerk's Register's Office in Deed Book 8201, Page 858.

PLAINTIFF: Generation Mortgage Company  
VS

DEFENDANT: **MILDRED F. CORNELIUS a/k/a MILDRED G. CORNELIUS, DECEASED LAST RECORD OWNER / MORTGAGOR; JANET A. HUDGINS, KNOWN HEIR OF MILDRED F. CORNELIUS; UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF MILDRED F. CORNELIUS AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN INTEREST; THE UNITED STATES OF AMERICA**

SALE ADDRESS: 217 N. New Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI, 856-384-1515**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-450**

DEBT- **\$517,670.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05481 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of West Brandywine,  
Chester County, Pennsylvania  
BLR# 29-5-25.9  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, for American General Mortgage Loan Trust 2010-1 American General Mortgage Pass-Through Certificates, Series 2010-1, C/O Nationstar Mortgage, LLC

VS

DEFENDANT: **TODD HUNTER and JOHN BOSIO**

SALE ADDRESS: 11 Lahawa Drive, Downingtown, PA 19335-1172

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-451**

DEBT- **\$241.826.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06332 DIRECTED TO CAROLYN B. WELSH, SHERIFF  
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,  
PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract or parcel of ground with the buildings and improvements thereon erected, situate in the Township of West Brandywine, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Property of land belonging to Laura Baker Long Estate, dated 12/9/1968 and made by Howard H. Ranck, as follows, to wit:

BEGINNING at a spike marking the intersection of the title line in the bed of Telegraph Road (T435) and the southeasterly line of land of Philadelphia Electric Company; thence extending from said beginning point along said land, north 37 degrees 28 minutes east, 1,751.95 feet to a concrete monument on the title line in the bed of a former road; thence partly along said title and partly along land now or late of Elmer Zackary Estate, south 02 degrees 48 minutes west, 1,531.20 feet to a spike on the title line in the bed of Telegraph Road; thence along said title line the two (2) following courses and distances; (1) north 80 degrees 00 minutes west, 558.40 feet to a point and (2) north 87 degrees 18 minutes west, 462.65 feet to the first mentioned point and place of beginning. Excepting there-out and therefrom all those certain lots or piece of ground, situate in the Township of West Brandywine, County of Chester and State of Pennsylvania, bounded and described according to a subdivision of land for Crystal Johnson, made by Berger and Hayes, Inc., Civil Engineers, Thorndale, PA, dated 11/17/1987 and last revised 1/4/1988, as follows, to wit:

BEGINNING at a point on the northerly side of Telegraph

Road (T-435) a corner of Lot No. 1 on said Plan; thence extending along same, north 80 degrees 42 minutes 16 seconds west 207.73 feet to a point, a corner of Lot 33; thence along same, north 09 degrees 17 minutes 44 seconds east, 321.96 feet to a point in line of Lot No. 1 on said Plan; thence along same, south 75 degrees 55 minutes 21 seconds east, 176.40 feet to a point; thence still along same, south 03 degrees 21 minutes 36 seconds west, 308.91 feet to the first mentioned point and place of beginning.

CONTAINING in area 60210 square feet.

BEING Lot No. 2 on said Plan.

CONTAINING 1.382 acres.

BEGINNING at a point on the northerly side of Telegraph Road (T-435) a corner of Lot No. 2 on said Plan; thence extending along said side of Telegraph Road north 80 degrees 42 minutes 16 seconds west, 259.11 feet to a point, a corner of Lot No. 4; thence along same, north 14 degrees 50 minutes 39 seconds east, 342.47 feet to a point in line of Lot No. 1 on said Plan; thence along same, south 75 degrees 55 minutes 02 seconds east, 226.79 feet to a point a corner of Lot No. 2 on said Plan; thence along same, south 09 degrees 17 minutes 44 seconds west, 321.96 feet to the first mentioned point and place of beginning.

CONTAINING in area 80542.44 square feet.

BEING 1.849 acres.

BEING Lot No. 3 on said Plan.

PLAINTIFF: Deutsche Bank, National Trust Company, as Trustee for GSRPM Mortgage Loan Trust  
2006-1

VS

DEFENDANT: **MELANIE H. TAYLOR**

SALE ADDRESS: 151 Telegraph Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **STERN & EISENBERG, PC. 215-572-8111**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-452**

DEBT- **\$247,622.39**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06848 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN brick message and lot of land, with the buildings and improvements thereon erected, hereditaments and appurtenances, situate on the west side of Wayne Street, being designated as #116 North Wayne Street, in the Borough of West Chester, County of Chester and Commonwealth of Pennsylvania, having a frontage on North Wayne Street of fifteen (15) feet and extending back between parallel lines a distance of eighty (80) feet to the east side of a private alley.

CONTAINING one thousand two hundred (1,200) square feet of land, be the same more or less.

BEING the same premises which Black Action Committee, a Non-Profit Corporation, by Deed dated March 25, 1970 and recorded in Chester County in Deed Book G-39, Page 567, conveyed unto Stanford L. Gallimore and Bertha M. Gallimore, his wife, in fee.

TAX ID: 1-8-319

TITLE is vested in Myrtle Mack, by Deed from Stanford L. Gallimore and Bertha M. Gallimore, his wife, dated 02/09/1978, recorded 02/10/1978 in Book K 52, Page 586.

PLAINTIFF: Generation Mortgage Company  
VS

DEFENDANT: **MYRTLE MACK, DECEASED LAST RECORD OWNER/MORTGAGOR; SHIRLEY SIMPSON a/k/a SHIRLEY MACK KNOWN HEIR OF MYRTLE MACK; RICHARD MACK a/k/a RICHARD A. MACK, KNOWN HEIR OF MYRTLE MACK; UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF MYRTLE MACK, DECEASED LAST RECORD OWNER/MORTGAGOR**

SALE ADDRESS: 116 N. Wayne Street, West Chester, PA 19380

PLAINTIFF ATTORNEY: **ROMANO, GARUBO & ARGENTIERI, 856-384-1515**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-453**

DEBT- **\$962,312.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-00886 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground, situate in Westtown Township, Chester County, State of PA, bounded and described according to a Title Plan for the Enclave at Pleasant Woods, prepared by EDC Engineering Design Consultants, Inc., dated 08/15/1995, last revised 03/06/1996 as follows, to wit:

BEGINNING at a point on the east side of Kolbe Lane, a corner of Lot No. 2 as shown on said Plan; thence from said point of beginning, along the said side of Kolbe Lane north 26 degrees 01 minutes 37 seconds west, 100 feet to a corner of Lot 1; thence along Lot No. 1 north 61 degrees 25 minutes 52 seconds east, 247.06 feet to a point in line of lands of Michael Mc Lucas; thence along said lands of Michael McLucas south 29 degrees 56 minutes 15 seconds east, 100.03 feet to a corner of Lot No. 3; thence along Lot No. 3 south 61 degrees 25 minutes 52 seconds west, 250.40 feet to the first mentioned point and place of beginning.

BEING Lot No. 2 as shown on said Plan.

TOGETHER with the use of a right of way area as follows:

BEGINNING at a point on the west side of Lot No. 3 at the intersections of Lot Nos. 3 and 4 as shown on said Plan; thence from said point of beginning south 63 degrees 02 minutes 30 seconds west, 58 feet to a corner of lands to be retained by John F. Ruffenach; thence along said land of John F. Ruffenach the six (6) following course and distances; (1) on the arc of a circle curving to the right, having a radius of 303 feet, the arc distance of 71.53 feet to a point of tangent (2) north 28 degrees 01 minute 37 seconds

west, crossing a drainage easements, 107.65 feet; (3) north 58 degrees 42 minutes 47 seconds west 60.42 feet (4) north 28 degrees 01 minutes 37 seconds west crossing a stream 21 feet (5) north 20 degrees 00 minutes 42 seconds east, 38.95 feet (6) north 28 degrees 01 minutes 37 seconds west, 18 feet to a point a 50 feet wide right of way belonging to the Township of Westtown; thence along said lands of the Township of Westtown north 61 degrees 25 minutes 52 seconds east, 50 feet to a corner of Lot No. 2; thence along Lot No. 1 and also Lot No. 2 and Lot No. 3 the two (2) following courses and distances; (1) south 28 degrees 01 minutes 37 seconds east, 223.68 feet to a point of curve (2) on the arc of a circle curving to left, having a radius of 253 feet, the arc distance of 72.79 feet to the first mentioned point and place of beginning.

BEING right of way area as shown on said Plan.

CONTAINING 0.382 acres of land, more or less.

TOGETHER with the use of a 50 feet wide right of way through the lands of the Township of Westtown as shown on said Plan and as described in Access Right of Way Agreement to be recorded forthwith.

PARCEL No. 67-4-100

BEING same premises which J.E. Kravitz Development, Inc., a PA Corp. by Deed dated 11/22/06 and recorded 12/04/06 in Deed Book 7023 Page 2245 in the Chester County Recorder of Deeds, granted and conveyed unto Joseph E. Kravitz, in fee.

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **JOSEPH E. KRAVITZ**

SALE ADDRESS: 1123 Kolbe Lane, West Chester, PA 19382

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-6-454**

DEBT- **\$321,596.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06832 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Tredyffrin Township, Chester  
County, Pennsylvania  
BLR# 43-9-406  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Wells Fargo Asset Securities Corporation, Mortgage Pass-Through Certificates Series 2006-2

VS

DEFENDANT: **CARYN M. LINDSEY**

SALE ADDRESS: 207 Shoreline Drive, Berwyn, PA 19312-2512

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-562-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-455**

DEBT- **\$267,794.61**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01148 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Chester Borough, Chester  
County, Pennsylvania  
BLR# 1-8-612  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A.

VS

DEFENDANT: **RONALD S. THORNTON and CAROLYN A. THORNTON**

SALE ADDRESS: 505 West Lafayette Street, a/k/a 505 West Lafayette, West Chester, PA 19380-2209

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-456**

DEBT- **\$229,135.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-10056 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of Tredyffrin, Chester  
County, Pennsylvania  
BLR# 43-5-1710  
IMPROVEMENTS thereon: condominium unit

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **SAMUEL LIMOR, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF ROBERTA ABRAMS a/k/a EVELYN ROBERTA ABRAMS and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEVEN SILVERMAN, DECEASED DEVISEE OF THE ESTATE OF ROBERTA ABRAMS a/k/a EVELYN ROBERTA ABRAMS and UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEVEN P. SILVERMAN, II, DECEASED DEVISEE OF THE ESTATE OF ROBERTA ABRAMS a/k/a EVELYN ROBERTA ABRAMS**

SALE ADDRESS: 346 Brigade Court, Chesterbrook, PA 19087-5544

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-457**

DEBT- **\$478,012.65**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-07216 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Westtown Township, Chester  
County, Pennsylvania  
UPI# 67-2Q-13  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I  
Trust 2006-Ac2 Asset-Backed Certificates, Series 2006-Ac2

VS

DEFENDANT: **JANET DATZ a/k/a JANET M. DATZ**

SALE ADDRESS: 1418 Johnnys Way, West Chester, PA 19382-7858

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-458**

DEBT- **\$124,020.59**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-05600 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in East Goshen  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 53-06-1523.48A

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee of the Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-A, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-A under the pooling and servicing agreement dated Jan 1, 2006

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHERI AYSCUE a/k/a CHERI A. AYSCUE a/k/a CHERI VAN DYKE a/k/a CHERI A. VAN DYKE, LAST RECORD OWNER**

SALE ADDRESS: 348 Summit House, West Chester, PA 19382

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-459**

DEBT- **\$77,034.48**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11841 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No.14-11841  
OWNER Of property situate in the Township of Valley,  
Chester County, Pennsylvania, being 811 Wagontown Road,  
Coatesville, Pennsylvania 19320.  
UPI No. 38-2M-127.  
IMPROVEMENTS: Residential dwelling.  
JUDGMENT amount: \$77,034.48

PLAINTIFF: Malvern Federal Savings Bank  
VS

DEFENDANT: **CONDUIT PROPERTIES, LLC, a/k/a CONDUIT REALTY, LLC and STEVEN CON-  
DUIT**

SALE ADDRESS: 811 Wagontown Road., Coatesville, Pennsylvania, PA 19329  
PLAINTIFF ATTORNEY: **ELLIOTT H. BERTON, ESQ., 610-889-0700**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-460**

DEBT- **\$425,040.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09016 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Easttown, County of Chester and Commonwealth of Pennsylvania, bounded and described according to a Subdivision for John C.T. and Barbara Alexander, made by McCormick, Taylor & Associates, Inc., Consulting Engineers, Strafford, Pennsylvania, dated September 19, 1977 and last revised November 30, 1977 as follows, to wit:

BEGINNING at a point of intersection of the title line of the bed of Darby-Paoli Road (L.R. 15111) (60 feet wide) and the center line of South Leopard Road (33 feet wide); thence along the title line of Darby-Paoli Road, north 56° 15' west, 64.96 feet to a point in said road; thence leaving said road and extending along lands now or late of Donald K. and Leona Chocker, north 26° 33' west, crossing the right-of-way line of AT&T, 325.14 feet to a point, a corner of land now or late of Marie Lee Gaillard; thence along the

same, north 44° 38' east, 181.51 feet to a point, a corner of Lot No. 2 on said Plan; thence extending along the same, south 43° 57' 17.13" east, 355.14 feet to a point in the center line of South Leopard Road, aforesaid; thence extending along the same, south 41° 5' west, 284.81 feet to the first mentioned point and place of beginning.

BEING Lot No. 1 on the above mentioned plan.

UNDER AND SUBJECT to certain restrictions and rights of way of record.

PARCEL No. 55-4-117.2

BEING the same premises which John C. T. Alexander and Barbara C. Alexander, husband and wife, by Deed dated April 4, 1978 and recorded in the Chester County Recorder of Deeds Office on April 6, 1978 in Deed Book R52, Page 6, granted and conveyed unto James F. Hubbert and Joan Hubbert, husband and wife.

PLAINTIFF: JPMorgan Chase Bank, NA

VS

DEFENDANT: **JOAN M. HUBBERT a/k/a JOAN HUBBERT**

SALE ADDRESS: 1365 South Leopard Road, Berwyn, PA 19312

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-461**

DEBT- **\$85,087.64**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-1 1949 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land, situate in the City of Coatesville, County of Chester and State of Pennsylvania, on which his located the west house of a block of two brick dwelling houses designated as No. 1233 East Lincoln Highway, bounded and described as follows;

BEGINNING at a point on the north curb line of East Lincoln Highway distant two hundred ninety eight feet eastwardly from the east curb line of Twelfth Avenue; thence measuring along the said north curb line of East Lincoln Highway eastwardly twenty seven feet six inches and extending back northwardly between parallel lines of that width at right angles to said East Lincoln Highway one hundred and fifty feet to the south line of Diamond Street. The east line of the lot herein conveyed passes through the center of the middle dividing partition in said block of two brick dwelling houses.

BOUNDED on the north by the south line of Diamond Street; on the east by the land now or late of Rufus L. Batteiger; on the south by the north curb line of East Lincoln Highway and on the west by land now or late of Fred E. Moore.

CONTAINING forty one hundred and twenty five square feet of land, be the same more or less.

BEING Parcel #16-3-28

BEING the same premises which Elizabeth Ann Thompson, Executrix of the Estate of Ida Y. Orr, deceased, by Deed dated October 31, 2000 and recorded in the Chester County Recorder of Deeds Office on November 3, 2000 in Deed Book 4846, Page 1513.

PLAINTIFF: Nationstar Mortgage, LLC

VS

DEFENDANT: **TRACEY MANCILLA, as ADMINISTRATOR of the ESTATE of ANTONIO MANCILLA, DECEASED**

SALE ADDRESS: 1233 East Lincoln Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800**

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-6-462**

DEBT-**\$202,504.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10210 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Phoenixville Borough, 6th,  
Chester County, Pennsylvania  
UPI# 15-13-129  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA  
VS

DEFENDANT: **HAI DOAN**

SALE ADDRESS: 230 Buchanan Street, Phoenixville, PA 19460-3734

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-463**

DEBT- **\$438,846.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02367 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of Tredyffrin, Chester  
County, Pennsylvania  
BLR# 43-09-0416  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **STASIA H. WHITEMAN a/k/a STASIA H. FITZGERALD and PETER R. FITZGERALD**

SALE ADDRESS: 217 Shoreline Drive, Berwyn, PA 19312-2528

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-464**

DEBT- **\$665,188,69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06492 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT PROPERTY message and tract of land, with the hereditaments and appurtenances thereon erected, situate in the Township of London Grove Chester County, Pennsylvania, as more accurately bounded and described in accordance with survey made by George E. Register, Jr. and Sons, R S dated 10-21-1964 as follows, to wit;

BEGINNING at a spike set in the centerline of public road known as Indian Run Road, said spike marking a corner of this and other lands of Benjamin Reynolds, et ux, of which this was a part, said spike of beginning being from a point set in said center line of said public road and in line of lands of Edward A. Webb, said point in said road being north 7 degrees 46 minutes west, 78.53 feet from a stone marking an angle point in said line of lands of Edward A. Webb and Benjamin Reynolds said courses and distances being along said center line of said road (1) south 65 degrees 18 minutes 30 seconds west, 356.85 feet to said beginning point; thence leaving said point of beginning and by the center line of said Indian Run Road the following five courses and distances to (2) south 65 degrees 16 minutes 30 seconds west, 44.97 feet to an iron pin (3) south 67 degrees 2 minutes west, 313.23 feet to an iron pin (4) south 69 degrees 51 minutes west, 161.80 feet to an iron pin (5) south 72

degrees 49 minutes west, 106.83 feet to an iron pin and (6) south 73 degrees 53 minutes west, 25.60 feet to an iron pin marking a corner of the lands of Benjamin Reynolds, et ux, of which this was a part, thence leavings and public road and by lands of the said Benjamin Reynolds of which this was a part the following four courses and distances to wit: (1) north 17 degrees 10 minutes west, 423.29 feet to an iron pin (2) north 66 degrees 58 minutes east, 237.47 feet to an iron pin (3) north 72 degrees 27 minutes east, 115.60 feet to an iron pin, and (4) south 53 degrees 40 minutes east, 501.31 feet to the first mentioned point and place of beginning.

BEING UPI Number 59-8-190.1

BLR No.: 59-8-190.1

BEING known as: 365 Indian Run Road, Avondale, PA

19311.

BEING the same premises which Jeffrey T. Whittaker and Donna M. Higgins, husband and wife., by Deed dated May 28, 1999 and recorded June 14, 1999 in and for Chester County, Pennsylvania, in Deed Book Volume 4581, Page 335, granted and conveyed unto William M. Pollock and Jennifer T. Pollock, husband and wife.

PLAINTIFF: U.S. Bank National Association, as Trustee, in trust for registered holders of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-WMC2  
VS

DEFENDANT: **WILLIAM M. POLLOCK**

SALE ADDRESS: 365 Indian Run Road, Avondale, PA 19311

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-465**

DEBT- **\$263,668.93**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-09990 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract, piece or parcel of land, situate in the Subdivision of Hillingham, Baltimore Pike (U.S. Route 1) and Wilmington-Kennett Turnpike, Kennett Township, Chester County, Pennsylvania and shown as Unit D-2 on a plan of a recent survey by VanDemark and Lynch, Inc., Engineers, Planners, and Surveyors, Wilmington, DE, dated August 15, 1986;

BEGINNING at a point on the line of lands designated as Common Open Space, said point being a corner for Unit D-1 and being distant the three following described courses and distances from the centerline of Wilmington-Kennett Turnpike and a corner for lands now or formerly of Joseph A. Taylor; (1) along the northwesterly line of said lands now or formerly of Joseph A. Taylor and partially along the northwesterly line of Hillingham, Section Two, north 59 degrees 18 seconds east, 641.98 feet to a point, and (2) through said lands designated as Common Open Space, north 30 degrees 08 minutes 42 seconds west, 200.02 feet to a point a corner for Unit D-1; and (3) along the southeasterly line of said Unit D-1, and passing through the party wall for said north 76 degrees 35 minutes 40 seconds east, 30.00 feet to the point of beginning; thence from the said point of beginning along the northeasterly line of said

Unit D-1, and passing through the party wall for said Unit D-1 and the herein described Unit D-2 north 13 degrees 24 minutes 20 seconds west, 120.00 feet to a point on the line of said lands designated as Common Open Space; thence thereby, north 76 degrees 35 minutes 40 seconds east, 24.00 feet to a point on the line of lands of Unit D-3; thence partially along the southwesterly line of said lands of Unit D-3 and passing through the party wall joining the dwelling on said Unit D-3 with the dwelling on the herein described Unit D-2, south 13 degrees 24 minutes 20 seconds east, 120.00 feet to a point a corner for said lands designated as Common Open Space; thence thereby, south 76 degrees 35 minutes 40 seconds west, 24.00 feet to the point and place of beginning.

CONTAINING within said metes and bounds, 2.880 square feet of land being the same more or less.

BEING Parcel Number: 62-2-220

TITLE to said premises vested in Nancy Dugan by Deed from Janice W. Hoag, a/k/a Janice W. Good dated 11/03/2006 and recorded 11/30/2006 in the Chester County Recorder of Deeds in Book 7020, Page 1684.

PLAINTIFF: Astoria Federal Savings and Loan Association  
VS

DEFENDANT: **NANCY DUGAN**

SALE ADDRESS: 2002 Hillingham Circle, Chadds Ford, PA 19317

PLAINTIFF ATTORNEY: **ROBERT W. WILLIAMS, ESQ., 856-482-1400**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-466**

DEBT- **\$172,274.69**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-02297 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Valley Township, Chester  
County, Pennsylvania  
BLR# 38-5C-81  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP  
F/K/A Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN ALLEN HALL, DECEASED and STEPHEN ALLEN HALL, JR., IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF STEPHEN ALLEN HALL and VALERIE BARBARA HALL, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF STEPHEN ALLEN HALL**

SALE ADDRESS: 904 Charles Street, Coatesville, PA 19320-2802

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-467**

DEBT- **\$220,471.60**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09818 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Downingtown Borough, Chester  
County, Pennsylvania  
BLR# 11-8-293  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JEFFERY S. KIENTZLER a/k/a JEFFERY KIENTZLER**

SALE ADDRESS: 15 Cherry Street, Downingtown, PA 19335-3086

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-468**

DEBT- **\$398,798.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01091 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PREMISES A

ALL THAT CERTAIN lot or piece of ground situate in the Township of West Bradford, County of Chester, State of Pennsylvania and described according to a Plan of Property of Leon C. Famous, said Plan made by G.D. Houtman and Son, Civil Engineers, dated October 10, 1956, as follows, to wit:

PREMISES B

ALL THAT CERTAIN lot or piece of ground, situate in West Bradford Township, Chester County, Pennsylvania, described according to a map and plan made for E. Stanley Floor by Edgar Laub, Registered Surveyor, as follows, to wit:

TAX I.D. #: 50-5-129.1 & 50-5-128

PLAINTIFF: Nationstar Mortgage LLC

VS

DEFENDANT: **ROBERT J. McMAHON**

SALE ADDRESS: 1833 Strasburg Road, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-469**

DEBT- **\$1,808,233.23**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01128 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of ground with the buildings and improvements erected thereon, situate in the Township of Upper Uwchlan, County of Chester and State of Pennsylvania, shown as Lot 5 of the Subdivision Plan for Eagle Industrial Park, dated January 20, 1989 last revised June 27, 1990 and recorded Plan File #10656, bounded and described as follows:

BEGINNING at a point on the southwesterly side of Senn Drive (60-foot wide), a corner of Lot 4 on said Plan; thence from said beginning point and along Lot 4, north 88 degrees 10 minutes 10 seconds west, 421.45 feet to a point; thence along land now or late of Wolfington Automatic Leasing Co., north 1 degree 49 minutes 50 seconds east, 280 feet to a point in line of Lot 6; thence along same, north 81 degrees 5 minutes 39 seconds east, 333.15 feet to a point on the southwesterly side of Senn Drive; thence along same the two following courses and distances: 1) south 14 degrees 47 minutes 40 seconds west, 226.50 feet to a point of curve and 2) on the arc of a circle curving to the right, having a radius of 1075.81 feet, the arc distance of 128.50 feet to a point, a corner of Lot 4, being the place of beginning.

UPI No. 32-4-72.5

PARCEL No. 3204 00720500

BEING the same premises which Eagle Design Group, LLC, conveyed unto Eagle Innovation Group, LP by Deed dated 12/5/2012 and recorded 12/27/2012 as Document #11233991, in Record Book 8598, Page 270, in the Office of the Recorder of Chester County, Pennsylvania.

IMPROVEMENTS: commercial building

BEING known as 45 Senn Drive, Chester Springs, Pennsylvania 19425

PLAINTIFF: First Priority Bank

VS

DEFENDANT: **EAGLE INNOVATION GROUP, LP**

SALE ADDRESS: 45 Senn Drive, Chester Springs, Pennsylvania 19425

PLAINTIFF ATTORNEY: **CHARLES N. SHURR, JR., ESQ., 610-779-0772**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-6-470**

DEBT- **\$1,012,554.62**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07601 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in East Vincent Township, Chester County, Pennsylvania bounded and described according to a Subdivision Plan for Waynefield, made by Conver and Smith Engineering, Inc. dated 2-16-1999 last revised 8-29-2001 and recorded in Chester County as Plan #16032 as follows to wit:

TAX I.D. #: 21-05-0419

PLAINTIFF: LSF8 Master Participation Trust  
VS

DEFENDANT: **QUENTIN TSE and CHARENE TSE**

SALE ADDRESS: 51 Haystack Circle, Phoenixville, Pennsylvania 19460

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-471**

DEBT- **\$148,151.07**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08773 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PREMISES A:

ALL THAT CERTAIN lot or tract of ground, situate in the sixth ward of the Borough of Phoenixville, Chester County, PA., bounded and described according to a survey made 04/18/1952, by Earl R. Ewing, Registered Surveyor.

PREMISES B:

ALL THAT CERTAIN piece of ground, situate in the Borough of Phoenixville, County of Chester, Commonwealth of PA., according to a Plan entitled "Subdivision Plan" - Paradise Street, prepared by Plum and Associates, Inc., land surveyors, Valley Forge, PA., dated 05/25/1989, last revised 11/29/1989, being Lot 5, as of Plan No. 9919, recorded 12/20/1989.

HAVING erected thereon a dwelling known and numbered as 1009 Paradise Street, Phoenixville, PA 19460.

PARCEL/UPI No. 15-12-57.1

BEING the same premises which Harry H. Stephens and Irene M. Stephens, h&w and Harry H. Stephens, Jr., and Sheila M. Anastacio nka Sheila M. Stephens as joint tenants with the right of survivorship granted and conveyed unto Sheila M. Stephens and Harry H. Stephens, Jr., h&w and Harry H. Stephens and Irene M. Stephens, h&w, as joint tenants with the right of survivorship by Deed dated March 14, 2006 and recorded March 29, 2006 in the Office of the Recorder of Deeds for Chester County, Pennsylvania in Deed Book 6801, Page 270.

PLAINTIFF: Caliber Home Loans, Inc.

VS

DEFENDANT: **HARRY H. STEPHENS JR., HARRY H. STEPHENS, IRENE M. STEPHENS and SHEILA M. STEPHENS**

SALE ADDRESS: 1009 Paradise Street, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **RICHARD M. SQUIRE and ASSOCIATES, LLC, 215-886-8790**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-472**

DEBT-**\$120,715.89**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-07558 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Caln  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 39-03G-0031

PLAINTIFF: PNC Bank, National Association

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS and ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIRGIL H. NEWMAN, DECEASED AND/OR MARJORIE MAY NEWMAN, DECEASED**

SALE ADDRESS: 1107 Scott Dr, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-473**

DEBT- **\$200,692.24**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07898 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAND situated in the Borough of Phoenixville in the County of Chester in the State of PA bounded and described, as follows, to wit:

ALL THAT CERTAIN unit designated as Unit No. 42, being a Unit in the Quail Crossing Condominium as defined under the provisions of the Pennsylvania Uniform Condominium Act 68 PA S.C.A., Section 3101, situate in the Borough of Phoenixville, Chester County PA., as designated in the Declaration of Condominium dated 12/10/1986 and recorded in Chester County in Record Book 549 Page 499 and a Declaration of Condominium Plan dated 10/24/1986 and recorded 12/10/1986 in Record Book 549 Page 499, first amendment dated 1/7/1987 and recorded 1/12/1987 in Record Book 395 Page LL4, a second amendment dated 2/13/1987 and recorded 2/17/1987 in Record Book 631 Page 478, a third amendment dated 4/10/1987 and recorded 4/13/1987 in Record Book 693 Page 285, a fourth amendment dated 6/15/1987 and recorded 6/16/1987 in Record Book 782 Page 13, which has heretofore been submitted to the provisions of the Pennsylvania Uniform Condominium Act.

BEING UPI Number 15-11-187

BLR No.: 15-11-187

BEING known as: 9 Wendy Way, Phoenixville, PA 19460.

BEING the same premises which Brian E. Guza, by Deed dated May 30, 1997 and recorded June 5, 1997 in and for Chester County, Pennsylvania, in Deed Book Volume 4185, Page 1582, granted and conveyed unto David J. Guarino and Mary W. Guarino.

PLAINTIFF: Bank of America, N.A

VS

DEFENDANT: **MARY W. GUARINO**

SALE ADDRESS: 9 Wendy Way, Phoenixville, PA 19460

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-474**

DEBT- **\$252,077.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06291 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements, thereon erected, hereditaments and appurtenances, situate in the Township of West Caln, County of Chester, State of Pennsylvania, bounded and described according to a Plan of Valley Green Section 3, made by Serdy, Bursich & Huth, Inc., Downingtown, PA, dated 11/1/1976, as follows, to wit:

BEGINNING at a point in the title line in the bed of Valley Green Drive (50 feet wide) said point being on the line dividing Section 2 & 3 of Valley Green Subdivision and being measured northwardly and westwardly along said title line from a point marking the intersection of the same with the title line in the bed of Scenic View Drive (as shown on said Plan); thence extending from said beginning point south 21 degrees, 58 minutes east, 409 feet to a point; thence extending north 68 degrees 2 minutes west, 128.92 feet to a point, thence extending north 13 degrees, 36 minutes, 11 seconds east, 300.55 feet to a point in the title line in the bed of Valley Green Drive, thence extending along the same south 84 degrees, 6 minutes 54 seconds east, 188.75 feet to the first mentioned point and place of beginning.

CONTAINING 1.379 acres of land, be the same more or less.

BEING Lot #33 as shown on said Plan.

BEING UPI #28-8-111.22A

TITLE to said premises vested in Brandon Kofer by Deed from Martin L. McElyea dated 10/05/2007 and recorded 10/10/2007 in the Chester County Recorder of Deeds in Book 7282, Page 1766.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **BRANDON KOFER**

SALE ADDRESS: 115 Valley Green Drive, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT W. WILLIAMS, ESQ., 856-482-1400**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-475**

DEBT- **\$121,679.51**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-01523 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land on which is erected the north house of a block of two brick dwelling houses, situate in the City of Coatesville, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west curb line of Virginia Avenue distance twenty-three and sixty-three one hundredths feet north of the north curb line of Walnut Street and opposite the center of the middle dividing partition in said block of two brick dwelling houses, a corner or land now or late of Charles E. Barnes, thence along center of said dividing partition and be land now or late of said Barnes south eighty degrees and forty-four minutes west, one hundred thirty-one and twenty-four hundredths feet to the middle line of Division Alley, thence by the same north six degrees and twenty-eight minutes west, twenty-one and ninety-four hundredths feet to a corner of land now or late of Curtis Beckley, thence by the same north eighty degrees and forty-four minutes east, one hundred and thirty and seventeen hundredths feet to the west curb line of Virginia Avenue, thence by the same south nine degrees and sixteen minutes west, twenty-one and ninety three one hundredths feet to the place of beginning.

CONTAINING two thousand seven hundred and sixty-six square feet of land be the same more or less.

TITLE to said premises vested in Derrick L. Butcher, Sr. by Deed from Dovetta McFetridge (formerly known as Dovetta Wilson) dated 11/18/2005 and recorded 12/21/2005 in the Chester County Recorder of Deeds in Book 6718, Page 590.

PLAINTIFF: CitiMortgage, Inc.

VS

DEFENDANT: **DERRICK L. BUTCHER, SR.**

SALE ADDRESS: 94 Virginia Avenue, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **ROBERT W. WILLIAMS, ESQ., 856-482-1400**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-476**

DEBT- **\$1,472.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-09809 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land, with the hereditaments and appurtenances, thereon erected, situated in the Township of Westtown, County of Chester and State of Surveyor.  
TAX Parcel No. 67-4-9.7

PLAINTIFF: Westtown Township

VS

DEFENDANT: **MATTHEW J. KELLY**

SALE ADDRESS: 22 Robins Nest Lane, Westtown Township, Pennsylvania

PLAINTIFF ATTORNEY: **JAMES R. WOOD, ESQ., 484-690-9300**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-477**

DEBT- **\$128,879.82**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00505 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land known as Lot #44 of South View Development, situate in the Borough of Kennett Square, Chester County, Pennsylvania, being bounded and described according to a survey of George E. Regester, Jr., Surveyor, dated July 5, 1952, as follows:

BEGINNING at a stone set in the east street line of Park Avenue (formerly Race Street) as the same is now laid out 47 feet wide, at its intersection with the south street line of Chestnut Street as the same is now laid out 50 feet wide; thence along the east street line of said Park Avenue, south 2 degrees, 06 minutes west 65 feet to a stone; thence along Lot #43 south 88 degrees, 45 minutes east 125 feet to a stake a corner of Lot #43; thence along Lot #43 north 3 degrees, 06 minutes east 65 feet to a stake in the south street line of aforesaid Chestnut Street; thence along the south street line of Chestnut Street north 88 degrees, 45 minutes west 125 feet to the first mentioned point and place of beginning.

CONTAINING 8,133.75 square feet of land, be the same more or less.

BEING Chester County Tax Parcel #3-5-203

BEING the same premises which Nalcoln N. Lonoenecker and Antothette G. Lonoenecker, his wife by Deed dated 12/19/1994 and recorded 12/27/1994 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3845, Page 1212, granted and conveyed unto Alvin A. Brown and Brwa A. Brown, his wife

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-NC1

VS

DEFENDANT: **SAMUEL C. BROOMELL, JR. and SHERRY B. BROOMELL**

SALE ADDRESS: 801 Park Avenue, Kennett Square, PA 19348

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-778-6800**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-6-478**

DEBT- **\$150,500.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-08655 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of North Coventry,  
Chester County, Pennsylvania  
BLR# 17-3-127.2  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCIS J. PARISAN, DECEASED**

SALE ADDRESS: 780 South Hanover Street, Pottstown, PA 19465-7501

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-479**

DEBT- **\$259,635.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05243 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Caln Township, Chester County,  
Pennsylvania  
UPI# 39-4D-19  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Pennymac Corp.

VS

DEFENDANT: **JOSEPH M. MORAN and LAURIE M. MORAN**

SALE ADDRESS: 3708 Humpton Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-480**

DEBT- **\$153,668.98**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00168 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the West Caln Township, Chester  
County, Pennsylvania  
UPI 28-2-60.5  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, NA

VS

DEFENDANT: **JASMINA KOVACEVIC**

SALE ADDRESS: 252 Hill Road, Honey Brook, PA 19344-9055

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-481**

DEBT- **\$226,703.76**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-04878 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the London Grove Township,  
Chester County, Pennsylvania  
UPI# 59-8-160.5  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank Trust National Association, not in its Individual Capacity but Solely as Delaware Trustee and U.S. Bank National Association, not in its Individual Capacity but Solely as Co-Trustee for Government Loan Securitization Trust 2011-Fv2

VS

DEFENDANT: **ANDREW D. SUMNER**

SALE ADDRESS: 131 East State Road, West Grove, PA 19390-8905

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-482**

DEBT-**\$99,978.46**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-13357 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

OWNERS of property situate in the Township of West Goshen, Chester County, Pennsylvania, being 920 Paoli Pike, West Chester, West Goshen Township, Pennsylvania 19380  
UPI No. 52-5C-121  
IMPROVEMENTS thereon: residential dwelling.

PLAINTIFF: First Resource Bank

VS

DEFENDANT: **ROBERT T. SHEA and BETH ANN SHEA, HUSBAND and WIFE**

SALE ADDRESS: 920 Paoli Pike, West Chester, West Goshen Township, Chester County, Pennsylvania 19380

PLAINTIFF ATTORNEY: **J. TIMOTHY ARNDT III, ESQ., 610-436-9300**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-483**

DEBT- **\$354,241.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-12308 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in Township of  
East Vincent, Chester County, Pennsylvania  
TAX Parcel No.: 21-5-0145

PLAINTIFF: HSBC Bank USA, N.A., as Trustee for the Registered Holders of Renaissance Home Equity Loan Trust 2006-1

VS

DEFENDANT: **BEVERLY J. HUZARD and DAVID S. HUZARD and CAROL L. WAGNER and HARRY B. WAGNER**

SALE ADDRESS: 140 Hill Church Road, (East Vincent Township), Spring City, PA 19475

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-484**

DEBT- **\$405,991.68**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 20144-05869 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN message, tavern house and tract of land, situated partly in the Township of East Fallowfield, partly in the Township of Sadsbury and partly in the Township of Highland, Chester County, Pennsylvania, bounded and described as follows, according to a survey made April 27, 1951 by C. Timothy Slack.

BEGINNING at an iron pin along the Strasburg Road; thence along the Strasburg Road, north 87 degrees 58 minutes east, a distance of 1134.33 feet, to a railroad spike; thence south 9 degrees 58 minutes west, a distance of 174.90 feet to a stake; thence south 87 degrees 58 minutes west, a distance of 119.99 feet to a stake; thence south 9 degrees 58 minutes west, a distance of 695.64 feet to an iron pin; thence south 68 degrees west, a distance of 357.39 feet to an iron pin; thence north 1 degrees 52 minutes west, a distance of 60.00 feet to an iron pin; thence south 88 degrees 8 minutes west, a distance of 20.00 feet to a tack on roof of spring house; thence south 6 degrees 15 minutes east, a distance of 59.90 feet to an iron pin; thence south 88 degrees 8 minutes west, a distance of 37.95 feet to a railroad spike in a township road; thence south 49 degrees 1 minute

west, crossing a stream of water, a distance of 178.90 feet to an iron pin; thence south 77 degrees 42 minutes 30 seconds west, a distance of 229.93 feet to a stone in the corner of the woods; then north 2 degrees 48 minutes west, a distance of 1017.50 feet to the place of beginning.

CONTAINING 21.1 acres more or less.

BEING UPI Nos. 47-3-13, 47-3-23, 37-4-121 and 37-4-122.

BEING the same premises which Pickering Valley Developers, Inc., a Pennsylvania Corporation, by Indenture dated May 25, 2007 and recorded in Deed Book 7196 Page 1204 in the Office of the Recorder of Deeds in and for the County of Chester granted and conveyed unto H.J. Saleh and Hasan Ercek, as tenants in common, and the said Hasan Ercek by Deed dated August 10, 2007 and recorded in Deed Book 7238 Book 2346 in the Office of the Recorder of Deeds in and for the County of Chester, granted and conveyed his one-half (1/2) interest in and to the hereinbefore described real estate to H.J. Saleh.

PLAINTIFF: Pickering Valley Developers, Inc.

VS

DEFENDANT: **VESHQ, INC. and H.J. SALEH**

SALE ADDRESS: 3512 Strasburg Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **LEO M. GIBBONS, ESQ., 610-436-0100**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-485**

DEBT- **\$162,338.42**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08907 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Township of East Coventry,  
Chester County, Pennsylvania  
BLR# 18-4-116.1  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **FREDA E. FISHER a/k/a FRIEDA E. FISHER**

SALE ADDRESS: 110 Buckwalter Road, Pottstown, PA 19465-9314

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-6-486**

DEBT- **\$99,479.30**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-12146 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Downingtown Borough, Chester  
County, Pennsylvania  
UPI# 11-8-148  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **PHILIP M. MASCHERINO**

SALE ADDRESS: 211 Brandywine Avenue, Downingtown, PA 19335-2929

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-487**

DEBT- **\$379,316.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-12426 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Nantmeal Township, Chester  
County, Pennsylvania  
BLR# 24-3-16  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A., as Successor by Merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **STEPHEN C. CORY**

SALE ADDRESS: 293 Hedge Road, Elverson, PA 19520-9029

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-488**

DEBT- **\$723,554.08**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-01696 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in the Township of Franklin, Chester County, Pennsylvania, bounded and described according to a Plan of Property of Mary B. McMaster made by H2 Engineering Associates, dated July 5, 1978 last revised August 4, 1978, as follows, to wit:

BEGINNING at an old p.k. nail set in the title line of Pennsylvania Route 896 leading in the northwesterly direction to New London and the southeasterly direction to Newark, said old p.k. nail marking the southwesterly of this about to be described tract and a corner of land of Albert Mote; thence leaving said old p.k. nail of beginning and by said title line, north 14 degrees 37 minutes 10 seconds west, 194.43 feet to a spike marking the northwesterly corner of this and a corner of other lands of Mary McMaster, grantor herein, of which this was a part; thence leaving said title line and by said other lands the following two courses and distances to wit: (1) north 75 degrees 22 minutes 56 seconds east, 233.42 feet to an iron pin; (2) south 10 degrees 55 minutes 40 seconds east, 189.46 feet to an iron pin marking the southeasterly corner of this and a corner of land of Albert Mote aforesaid; thence by said land south 73 degrees 59 minutes 40 seconds west, 221.29 feet to an old p.k. nail being the first mentioned point and place of beginning.

TAX ID / Parcel No. UPI Number: 72-5-56.2

BEING the same premises which Al-Hamad, LLC by Deed dated June 1, 2007, and recorded June 11, 2007, in the Chester County Recorder's Office in Record Book 7182, Page 783, conveyed unto Aslam, LLC, a Maryland limited liability company, in fee.

PLAINTIFF: Cecil Bank

VS

DEFENDANT: **ASLAM, LLC**

SALE ADDRESS: 1762 New London Road, Landenberg, Pennsylvania 19350

PLAINTIFF ATTORNEY: **SHAAN S. CHIMA, ESQ., 410-385-5109**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-489**

DEBT- **\$93,456.34**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00457 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Township of East Vincent  
TAX Parcel #21-1-93.5  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing LLC

VS

DEFENDANT: **SHERRY A. IBACH**

SALE ADDRESS: 14 Tracy Avenue, Spring City, PA 19475

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.W., 215-627-1322**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-490**

DEBT- **\$79,470.43**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No.2014-12260 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in North Coventry Township, Chester  
County, Pennsylvania  
UPI# 17-3D-75  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank N.A.

VS

DEFENDANT: **BROCK R. SMALE and M. GAIL WOLF**

SALE ADDRESS: 329 south Hanover Street, Pottstown, PA 19465-7023

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-491**

DEBT- **\$288,405.86**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-05876 DIRECTED TO CAROLYN B. WELSH, SHERIFF  
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,  
PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Marlborough Township,  
Chester County, Pennsylvania  
BLR# 61-6P-25  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **KEVIN DEAN NOVAK a/k/a KEVIN D. NOVAK**

SALE ADDRESS: 513 Beechwood Drive, Kennett Square, PA 19348-1803

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-492**

DEBT-**\$202,102.28**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-08368 DIRECTED TO CAROLYN B. WELSH, SHERIFF  
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,  
PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Caln Township, Chester  
County, Pennsylvania  
BLR# 28-8-111.10  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A. s/b/m to Wachovia Bank, N.A.

VS

DEFENDANT: **ETHEL R. BOYER**

SALE ADDRESS: 405 South Bonsall Road, a/k/a 301 South Bonsall Road, Coatesville, PA 19320-1112

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-493**

DEBT- **\$195,605.72**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11898 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Nantmeal Township, Chester  
County, Pennsylvania  
BLR# 23-02-0050.010  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: JPMorgan Chase Bank, N.A. s/b/m Chase Home Finance LLC, s/b/m to Chase  
Manhattan Mortgage Corporation

VS

DEFENDANT: **WILLIAM A. MEDINA and PAMULA T. MEDINA a/k/a PAMELA T. MEDINA**

SALE ADDRESS: 344 North Manor Road, Elverson, PA 19520-9187

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-6-494**

DEBT- **\$182,515.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11610 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN piece or parcel of land situate in East Whiteland Township, Chester County, Pennsylvania, having erected thereon an office condominium.

UPI# 42-3-302

PLAINTIFF: Wells Fargo Bank, National Association

VS

DEFENDANT: **GLENN BROWN also known as GLEN BROWN**

SALE ADDRESS: 635-A Swedesford Road, Malvern, PA 19355

PLAINTIFF ATTORNEY: **BERNSTEIN-BURKLEY, P.C., 412-456-8100**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-495**

DEBT- **\$213,026.26**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-06297 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Fallowfield Township, Chester  
County, Pennsylvania  
BLR# 47-4-153.4  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **WILLIAM C. SWINTY and PATRICIA R. SWINTY**

SALE ADDRESS: 340 Tasha Lane, East Fallowfield, PA 19320-4260

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-496**

DEBT- **\$194,766.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-11599 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Valley Township, Chester County,  
Pennsylvania  
BLR# 38-4-79  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Newlands Asset Holding Trust  
VS

DEFENDANT: **FABRIZIO SPINA**

SALE ADDRESS: 221 Thia Court, Coatesville, PA 19320-2762

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-497**

DEBT- **\$81,265.44**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-07461 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Coatesville City, Chester  
County, Pennsylvania  
UPI# 16-06-0252  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: OCWEN Loan Servicing, LLC

VS

DEFENDANT: **CHRISTOPHER W. COBLE and AUDRA A. COBLE**

SALE ADDRESS: 751 East Diamond Street, Coatesville, PA 19320-3328

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-498**

DEBT- **\$300,582.55**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04394 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the East Fallowfield Township,  
Chester County, Pennsylvania  
UPI# 47-04-0305  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Capital I Inc.  
Trust 2006-He2

VS

DEFENDANT: **LENORA WOOLARY and YVONNE THOMAS**

SALE ADDRESS: 193 Milbury Road, Coatesville, PA 19320-5604

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-499**

DEBT- **\$281,776.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06384 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Spring City Borough, Chester  
County, Pennsylvania  
BLR# 14-4-148  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank, National Association, as Successor Trustee to Bank of America, N.A., as Successor to LaSalle Bank, N.A., as Trustee for The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1

VS

DEFENDANT: **STEVEN CORTEAL**

SALE ADDRESS: 358 Yost Avenue, Spring City, PA 19475-1738

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-500**

DEBT- **\$319,744.02**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-09730 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot of land situate in West Caln  
Township, Chester County, Pennsylvania  
TAX Parcel No.: 28-5-109.1

PLAINTIFF: Deutsche Bank National Trust Company, as Trustee for the Registered Holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE6 Mortgage Pass-Through Certificates, Series 2007-HE6  
VS

DEFENDANT: **PEDRO RODRIGUEZ a/k/a PEDRO MESTRE RODRIGUEZ**

SALE ADDRESS: 997 West Kings Highway, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **UDREN LAW OFFICES, P.C., 856-669-5400**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-501**

DEBT- **\$290,192.04**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03483 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Fallowfield Township, Chester  
County, Pennsylvania  
BLR# 44-1-33.2E  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation,  
Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Emx6

VS

DEFENDANT: **ROBERT P. STANTON**

SALE ADDRESS: 1456 Glen Run Road, Atglen, PA 19310-9662

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-6-502**

DEBT-**\$216,410.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-10619 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of Lower Oxford, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

PREMISES "A"

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the Village of Lincoln University, Lower Oxford Township, Chester County, Pennsylvania, bounded and described as follows:

BEGINNING at a stake in the public road leading from Lincoln University Station, on the Philadelphia, Baltimore and Washington Railroad, to Lincoln University, and running thence by lands late of Anna B. Smith, now of Grace A. Thorne and J. Hayes Turner, south 89 1/2 degrees east 299 1/2 feet to an iron pin; thence by land of the Abbot Alderny Dairy, north 13 degrees west 131 feet 9 inches to an iron pin; thence by land formerly of Sarah H. Bustill, now of J. Hayes Turner, north 89 1/2 degrees west 154 feet to a post; thence by land of George Conn and Mrs. Reed, south Y, degrees west 100 feet to a post; thence by land of Mrs. Reed, north 80 1/2 degrees west 150 feet to a stake in the public road aforesaid; thence along said road, south 1/2 degree west 30 feet to the place of beginning.

CONTAINING 24,675 square feet of land, be the same more or less.

PREMISES "B"

ALL THAT CERTAIN message of land, situate in Lincoln

University in Lower Oxford Twp., Chester County, Penna., bounded and described as follows:

BEGINNING at a stone in the public road running from Lincoln University Station to Lincoln University and thence along said road by land of the late Henry D. Hodgson, north 1/2 degree east 50 feet to a stone; thence leaving said road and running at right angles with the first mentioned line by land of Geo. D. Conn, 150 feet to a stone; thence by land of Sarah Bustill south 1/2 degree west, 50 feet to a stone; thence by land late of the same by a line at right angles to the said 1" and 1" mentioned line and parallel with the 2" mentioned line, 150 feet to the place of beginning.

CONTAINING 7,500 square feet of land, more or less.

BEING UPI Numbers: 56-9D-17 & 56-9D-16

BLR Nos.: 56-9D-17 & 56-9D-16

BEING known as: 306 Ashmun Avenue, Lincoln University, PA 19352.

BEING the same premises which Elaine Walls, Executrix of the Estate of Lillian T. Walls, deceased and Elaine Walls, executrix of the Estate of Alphonso D. Walls, deceased, by Deed dated October 14, 2008 and recorded October 27, 2008 in and for Chester County, Pennsylvania, in Deed Book Volume 7536, Page 2130, granted and conveyed unto Israel T. Velez and Beverly A. Velez, husband and wife as tenants by the entirety.

PLAINTIFF: Bayview Loan Servicing, LLC  
VS

DEFENDANT: ISRAEL T. VELEZ

SALE ADDRESS: 306 Ashmun Avenue, Lincoln University, PA 19352

PLAINTIFF ATTORNEY: ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500

N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-503**

DEBT- **\$240,203.16**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-00895 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground situate in East Nottingham Township, Chester County, Pennsylvania, bounded and described according to a Final Plan of Wiltshire at Oxford, drawn by Lake Roeder Hillard & Beers, dated December 9, 1996 and last revised June 26, 1998, said Plan recorded in Chester County as Plan No. 14559, as follows, to wit:

BEGINNING at a point on the easterly side of Quill Court (50 feet wide), said point being a corner of Lot No. 82 on said Plan; thence extending from said point of beginning along the easterly side of Quill Court the 2 following courses and distances: (1) northwardly along the arc of a circle curving to the left having a radius of 175,000 feet the arc distance of 19.67 feet to a point of tangent; and (2) north 06 degrees 35 minutes 55 seconds east, 71.54 feet to a point of curve; thence leaving Quill Court along the arc of a circle curving to the right have a radius of 25.00 feet the arc distance of 24.06 feet to a point of reverse curve on the southeasterly side of the cul de sac (of irregular width) at the terminus of Quill Court; thence extending northeastwardly along the same along the arc of a circle curving to the left having a radius of 62.50 feet the arc distance of 44.32 feet to a point, a corner of lands marked "Open

Space"; thence extending along said lands the 2 following courses and distances: (1) south 68 degrees 53 minutes 03 seconds east, 89.63 feet to a point, a corner; and (2) south 06 degrees 35 minutes 03 seconds east, 89.63 feet to a point, a corner of Lot No. 82 on said Plan; thence extending along same, north 76 degrees 57 minutes 40 seconds west, 124.16 feet to the first mentioned point and place of beginning.

CONTAINING 16,901 square feet of land.

BEING the same premises which Melissa S. Ott by Deed dated November 19, 2004 and recorded December 7, 2004 in the Office of the Recorder of Deeds in and for Chester County, Pennsylvania in Record Book 6352, Page 1177, granted and conveyed unto Robert Kearney and Jennifer Kearney, their heirs and assigns, as tenants by the entireties.

BEING UPI #69-3-64.19

TO be sold as the premises of Robert J. Kearney and Jennifer L. Kearney

IMPROVEMENTS to property: two-story detached dwelling

PLAINTIFF: Fulton Bank, N.A.

VS

DEFENDANT: **ROBERT J. KEARNEY and JENNIFER L. KEARNEY**

SALE ADDRESS: 611 Quill Court, Oxford, East Nottingham Township, PA 19363

PLAINTIFF ATTORNEY: **SHAWN M. LONG, ESQ., 717-299-5201**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-504**

DEBT- **\$186,119.18**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11692 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in West Brandywine Township, Chester  
County, Pennsylvania  
BLR# 29-7-150.26  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP

VS

DEFENDANT: **KELLY L. LAURENTO and TIMOTHY M. LAURENTO a/k/a TIMOTHY M. LAURENTO, SR.**

SALE ADDRESS: 90 Fox Lane, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-505**

DEBT- **\$329,280.12**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-10190 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in East Brandywine Township, Chester  
County, Pennsylvania  
BLR# 30-2N-185  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Federal National Mortgage Association  
VS

DEFENDANT: **ANNE O. TAYLOR**

SALE ADDRESS: 116 Clearview Drive, Downingtown, PA 19335-1102

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-506**

DEBT- **\$256.563.53**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-02725 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Downingtown  
TAX Parcel #11-7-2  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: M&T Bank

VS

DEFENDANT: **ALFREDO SILVANO**

SALE ADDRESS: 434 Mary Street, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-507**

DEBT- **\$386,666.88**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-06816 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN, message, lot or piece of land situate on, in the Township of East Brandywine, County of Chester, State of Pennsylvania, bounded and described, as follows, to wit:

ALL THAT CERTAIN lot or piece of ground situate in the Township of East Brandywine, County of Chester, State of Pennsylvania, and described according to a draft of Lot No. 17 on Plan of "Thistle Downs", said Plan made by Howard F. Ranck, Registered Surveyors dated December 5, 1964, as follows, to wit:

BEGINNING at a point on the northeasterly side of Keller Way (40 feet wide) at the distance of 926.00 feet eastwardly from a point in Didworth Road, said point of beginning also being a corner of Lot No. 16; thence extending along Lot No. 16, north 29 degrees 11 minutes east 227.80 feet to an iron pin in line of land of East Brandywine Elementary School; thence extending along the last mentioned land north 87 degrees 13 minutes east 294.00 feet to a marble stone in line of land now or late of Moore; thence extending along the last mentioned land south 12 degrees 05 minutes west 185.00 feet to an iron pin, a corner of Lot No. 18; thence extending

along Lot No. 18 south 66 degrees 32 minutes west 267.60 feet to an iron pin on the northeasterly side of Keller Way, aforesaid; thence extending northwestwardly along the said side of Keller Way on the arc of a circle curving to the left having a radius of 140 feet the arc distance of 136.00 feet (the chord of said arc bearing north 50 degrees 39 minutes west), 130.82 feet) to the first mentioned point and place of beginning.

BEING Lot No. 17 as shown on the above mentioned Plan.

BEING UPI Number 30-5-43.4

BLR NO.: 30-5-43.4

BEING known as: 16 Keller Way, Downingtown, PA

19335.

BEING the same premises which William Vandurme, by Deed dated March 9, 2005 and recorded April 6, 2005 in and for Chester County, Pennsylvania, in Deed Book Volume 6454, Page 1190, granted and conveyed unto William Vandurme and Alicia Vandurme, husband and wife, as tenants by the entireties.

PLAINTIFF: U.S. Bank, National Association as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE3

VS

DEFENDANT: **WILLIAM VANDURME**

SALE ADDRESS: 16 Keller Way, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-508**

DEBT- **\$264,272.14**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04396 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in New Garden Township, Chester  
County, Pennsylvania  
BLR# 60-03-0153  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **RICHARD L. KEATING a/k/a RICHARD LOUIS KEATING, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF EILEEN T. KEATING and ROBERT KEATING, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF EILEEN I. KEATING**

SALE ADDRESS: 246 New Garden Road, Toughkenamon, PA 19374-1026

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-509**

DEBT- **\$770,642.33**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-05458 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THOSE TWO CERTAIN tracts or pieces of ground situate in the Township of Newlin, County of Chester and State of Pennsylvania bounded and described according to a survey made by Thomas G. Colesworthy, County Surveyor as follows, to wit:

BEGINNING at an iron pin in the middle of the public road leading from Embreeville to Doe Run, in a line of lands of W. B. Passmore and a corner of lands of Isaac H. Smith; thence by lands of Smith and along the public road, south 3 degrees 53 minutes east, 100.00 feet to an iron pin; thence by the same, south 17 degrees 45 minutes west, 155.60 feet to an iron pin; thence leaving the public road and still by other lands of said Smith, north 60 degrees 36 minutes west, 279.50 feet to a stake in line of lands of W.B. Passmore, aforesaid; thence by same, north 68 degrees 30 minutes east, 248.00 feet to the first mentioned point and place of beginning.

CONTAINING 0.763 acre, more or less.

BEGINNING at a spike sett in the title line of Route #162, at a corner of lands of Robert L. Bunting; thence leaving the road

and along said lands, passing over an iron pin set 24.42 feet from the first mentioned point, south 66 degrees 03 minutes 10 seconds west, 251.60 feet to an iron pin set at the corner of lands of Robert L. Bunting, Early P. Good and Thomas W. Byerly; thence extending along lands of said Byerly, the two (2) following courses and distances: (1) north 36 degrees 14 minutes west, 159.41 feet to an iron pin; and (2) north 55 degrees 54 minutes 30 seconds east, passing over an iron pin set 20.38 feet from the next mentioned point, 179.50 feet to a spike set in the title line of Route #162; thence extending along same, south 54 degrees 05 minutes 30 seconds east, 216.70 feet to the first mentioned point and place of beginning.

CONTAINING 0.869 acre, more or less.

UPI# 49-2-33

BEING the same premises which Harold E. Miller and Irene M. Miller, his wife, by Indenture dated 03-30-84 and recorded 04-02-84 in the Office of the Recorder of Deeds in and for the County of Chester in Deed Book D-63 Page 198, granted and conveyed unto Vincent Smith-Durham.

PLAINTIFF: Wells Fargo Bank, N.A., as Trustee for Banc of America Alternative Loan Trust 2007-2  
VS

DEFENDANT: **VINCENT SMITH-DURHAM**

SALE ADDRESS: 1651 Embreeville Road, Coatesville, PA 19320

PLAINTIFF ATTORNEY: **FEDERMAN & ASSOCIATES LLC, 215-572-5096**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-6-510**

DEBT- **\$425,030.71**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-03328 DIRECTED TO CAROLYN B. WELSH, SHERIFF  
WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER,  
PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALLTHAT CERTAIN tract or parcel of land, situate in  
Tredyffrin Township, Chester County, and Commonwealth of  
Pennsylvania.

TAX I.D. #: 43-9L-42

PLAINTIFF: Quicken Loans Inc.

VS

DEFENDANT: **JONATHAN MADINGO**

SALE ADDRESS: 9 Park Avenue, Paoli, Pennsylvania 19301

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-799-1010**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-511**

DEBT- **\$193,489.06**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-04320 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN concrete foundation, located approximately 52.38 feet west of the intersection of Larose Drive and Tuxford Lane situate on the westerly side of Larose Drive, located within the Round Hill Development said development being situate on the northerly side of Lincoln Highway (S.R. 3070) on the northwest side of

the intersection of Buckthorn Drive and Lincoln Highway (S.R. 3070) and shown as Unit 324 on a Plan titled "Round Hill Development", prepared by McCarthy Engineering Associates, P.C. recorded January 4, 2007, in the Township of Valley, County of Chester, and Commonwealth of Pennsylvania, said Unit as described in the Declaration of Condominium being contained with the building as follows:

TAX I.D. #: 38-1-225

PLAINTIFF: Federal National Mortgage Association, (Fannie Mae), a corporation organized and existing under the laws of the United States of America

VS

DEFENDANT: **SHANE M. KOWAL and JACQUELINE M. MIDIRI**

SALE ADDRESS: 324 Larose Drive, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY, P.C., 215-790-1010**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-512**

DEBT-**\$664,983.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11842 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No. 14-11842

OWNER of property situate in the City of Coatesville, Chester County, Pennsylvania, being 134 North Fifth Avenue (Parcel A), 224 Charles Street (Parcel B), 216 Charles Street (Parcel C), and 742 East Chestnut Street (Parcel D), Coatesville, Pennsylvania 19320, and

OWNER of property situate in the Township of Valley, Chester County, Pennsylvania, being 813 Wagontown Road (Parcel E), and 915 Wagontown Road (Parcel F), Coatesville, Pennsylvania, 19320, and

OWNER of property situate in the Borough of Modena, Chester County, Pennsylvania, being 16 Woodland Avenue (Parcel G); and 14 Woodland Avenue (Parcel H), Modena, Pennsylvania 19358

UPI Nos. (Parcel A) 16-6-15, (Parcel B) 16-4-195, (Parcel C) 16-4-199, (Parcel D) 16-6-231, (Parcel E) 38-2M-128, (Parcel F) 38-2M-136, (Parcel G) 10-3-14, and (Parcel H) 10-3-15.

IMPROVEMENTS: residential dwellings.

JUDGMENT amount: \$664,983.27

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **CONDUIT PROPERTIES, LLC and STEVEN CONDUIT**

SALE ADDRESS: 134 North Fifth Avenue, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQ., 610-889-0700**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-512**

DEBT-**\$664,983.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11842 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No. 14-11842

OWNER of property situate in the City of Coatesville, Chester County, Pennsylvania, being 134 North Fifth Avenue (Parcel A), 224 Charles Street (Parcel B), 216 Charles Street (Parcel C), and 742 East Chestnut Street (Parcel D), Coatesville, Pennsylvania 19320, and

OWNER of property situate in the Township of Valley, Chester County, Pennsylvania, being 813 Wagontown Road (Parcel E), and 915 Wagontown Road (Parcel F), Coatesville, Pennsylvania, 19320, and

OWNER of property situate in the Borough of Modena, Chester County, Pennsylvania, being 16 Woodland Avenue (Parcel G); and 14 Woodland Avenue (Parcel H), Modena, Pennsylvania 19358

UPI Nos. (Parcel A) 16-6-15, (Parcel B) 16-4-195, (Parcel C) 16-4-199, (Parcel D) 16-6-231, (Parcel E) 38-2M-128, (Parcel F) 38-2M-136, (Parcel G) 10-3-14, and (Parcel H) 10-3-15.

IMPROVEMENTS: residential dwellings.

JUDGMENT amount: \$664,983.27

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **CONDUIT PROPERTIES, LLC and STEVEN CONDUIT**

SALE ADDRESS: 224 Charles Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQ., 610-889-0700**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-512**

DEBT-**\$664,983.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11842 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

\BY virtue of a Writ of Execution No. 14-11842

OWNER of property situate in the City of Coatesville, Chester County, Pennsylvania, being 134 North Fifth Avenue (Parcel A), 224 Charles Street (Parcel B), 216 Charles Street (Parcel C), and 742 East Chestnut Street (Parcel D), Coatesville, Pennsylvania 19320, and

OWNER of property situate in the Township of Valley, Chester County, Pennsylvania, being 813 Wagontown Road (Parcel E), and 915 Wagontown Road (Parcel F), Coatesville, Pennsylvania, 19320, and

OWNER of property situate in the Borough of Modena, Chester County, Pennsylvania, being 16 Woodland Avenue (Parcel G); and 14 Woodland Avenue (Parcel H), Modena, Pennsylvania 19358

UPI Nos. (Parcel A) 16-6-15, (Parcel B) 16-4-195, (Parcel C) 16-4-199, (Parcel D) 16-6-231, (Parcel E) 38-2M-128, (Parcel F) 38-2M-136, (Parcel G) 10-3-14, and (Parcel H) 10-3-15.

IMPROVEMENTS: residential dwellings.

JUDGMENT amount: \$664,983.27

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **CONDUIT PROPERTIES, LLC and STEVEN CONDUIT**

SALE ADDRESS: 216 Charles Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQ., 610-889-0700**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-512**

DEBT-**\$664,983.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11842 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No. 14-11842

OWNER of property situate in the City of Coatesville, Chester County, Pennsylvania, being 134 North Fifth Avenue (Parcel A), 224 Charles Street (Parcel B), 216 Charles Street (Parcel C), and 742 East Chestnut Street (Parcel D), Coatesville, Pennsylvania 19320, and

OWNER of property situate in the Township of Valley, Chester County, Pennsylvania, being 813 Wagontown Road (Parcel E), and 915 Wagontown Road (Parcel F), Coatesville, Pennsylvania, 19320, and

OWNER of property situate in the Borough of Modena, Chester County, Pennsylvania, being 16 Woodland Avenue (Parcel G); and 14 Woodland Avenue (Parcel H), Modena, Pennsylvania 19358

UPI Nos. (Parcel A) 16-6-15, (Parcel B) 16-4-195, (Parcel C) 16-4-199, (Parcel D) 16-6-231, (Parcel E) 38-2M-128, (Parcel F) 38-2M-136, (Parcel G) 10-3-14, and (Parcel H) 10-3-15.

IMPROVEMENTS: residential dwellings.

JUDGMENT amount: \$664,983.27

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **CONDUIT PROPERTIES, LLC and STEVEN CONDUIT**

SALE ADDRESS: 742 East Chestnut Street, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQ., 610-889-0700**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-512**

DEBT-**\$664,983.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11842 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

\BY virtue of a Writ of Execution No. 14-11842

OWNER of property situate in the City of Coatesville, Chester County, Pennsylvania, being 134 North Fifth Avenue (Parcel A), 224 Charles Street (Parcel B), 216 Charles Street (Parcel C), and 742 East Chestnut Street (Parcel D), Coatesville, Pennsylvania 19320, and

OWNER of property situate in the Township of Valley, Chester County, Pennsylvania, being 813 Wagontown Road (Parcel E), and 915 Wagontown Road (Parcel F), Coatesville, Pennsylvania, 19320, and

OWNER of property situate in the Borough of Modena, Chester County, Pennsylvania, being 16 Woodland Avenue (Parcel G); and 14 Woodland Avenue (Parcel H), Modena, Pennsylvania 19358

UPI Nos. (Parcel A) 16-6-15, (Parcel B) 16-4-195, (Parcel C) 16-4-199, (Parcel D) 16-6-231, (Parcel E) 38-2M-128, (Parcel F) 38-2M-136, (Parcel G) 10-3-14, and (Parcel H) 10-3-15.

IMPROVEMENTS: residential dwellings.

JUDGMENT amount: \$664,983.27

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **CONDUIT PROPERTIES, LLC and STEVEN CONDUIT**

SALE ADDRESS: 813 Wagontown Road, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQ., 610-889-0700**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-512**

DEBT-**\$664,983.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11842 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No. 14-11842

OWNER of property situate in the City of Coatesville, Chester County, Pennsylvania, being 134 North Fifth Avenue (Parcel A), 224 Charles Street (Parcel B), 216 Charles Street (Parcel C), and 742 East Chestnut Street (Parcel D), Coatesville, Pennsylvania 19320, and

OWNER of property situate in the Township of Valley, Chester County, Pennsylvania, being 813 Wagontown Road (Parcel E), and 915 Wagontown Road (Parcel F), Coatesville, Pennsylvania, 19320, and

OWNER of property situate in the Borough of Medena, Chester County, Pennsylvania, being 16 Woodland Avenue (Parcel G); and 14 Woodland Avenue (Parcel H), Modena, Pennsylvania 19358

UPI Nos. (Parcel A) 16-6-15, (Parcel B) 16-4-195, (Parcel C) 16-4-199, (Parcel D) 16-6-231, (Parcel E) 38-2M-128, (Parcel F) 38-2M-136, (Parcel G) 10-3-14, and (Parcel H) 10-3-15.

IMPROVEMENTS: residential dwellings.

JUDGMENT amount: \$664,983.27

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **CONDUIT PROPERTIES, LLC and STEVEN CONDUIT**

SALE ADDRESS: 915 Wagontown Road, Coatesville, Pennsylvania 19320

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQ., 610-889-0700**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-6-512**

DEBT-**\$664,983.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11842 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

# Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No. 14-11842

OWNER of property situate in the City of Coatesville, Chester County, Pennsylvania, being 134 North Fifth Avenue (Parcel A), 224 Charles Street (Parcel B), 216 Charles Street (Parcel C), and 742 East Chestnut Street (Parcel D), Coatesville, Pennsylvania 19320, and

OWNER of property situate in the Township of Valley, Chester County, Pennsylvania, being 813 Wagontown Road (Parcel E), and 915 Wagontown Road (Parcel F), Coatesville, Pennsylvania, 19320, and

OWNER of property situate in the Borough of Modena, Chester County, Pennsylvania, being 16 Woodland Avenue (Parcel G); and 14 Woodland Avenue (Parcel H), Modena, Pennsylvania 19358

UPI Nos. (Parcel A) 16-6-15, (Parcel B) 16-4-195, (Parcel C) 16-4-199, (Parcel D) 16-6-231, (Parcel E) 38-2M-128, (Parcel F) 38-2M-136, (Parcel G) 10-3-14, and (Parcel H) 10-3-15.

IMPROVEMENTS: residential dwellings.

JUDGMENT amount: \$664,983.27

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **CONDUIT PROPERTIES, LLC and STEVEN CONDUIT**

SALE ADDRESS: 16 Woodland Avenue, Modena, Pennsylvania 19358

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQ., 610-889-0700**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-512**

DEBT-**\$664,983.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11842 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

BY virtue of a Writ of Execution No. 14-11842  
OWNER of property situate in the City of Coatesville,  
Chester County, Pennsylvania, being 134 North Fifth Avenue  
(Parcel A), 224 Charles Street (Parcel B), 216 Charles Street (Parcel  
C), and 742 East Chestnut Street (Parcel D), Coatesville,  
Pennsylvania 19320, and

OWNER of property situate in the Township of Valley,  
Chester County, Pennsylvania, being 813 Wagontown Road (Parcel  
E), and 915 Wagontown Road (Parcel F), Coatesville, Pennsylvania,  
19320, and

OWNER of property situate in the Borough of Modena,  
Chester County, Pennsylvania, being 16 Woodland Avenue (Parcel  
G); and 14 Woodland Avenue (Parcel H), Modena, Pennsylvania  
19358

UPI Nos. (Parcel A) 16-6-15, (Parcel B) 16-4-195, (Parcel  
C) 16-4-199, (Parcel D) 16-6-231, (Parcel E) 38-2M-128, (Parcel F)  
38-2M-136, (Parcel G) 10-3-14, and (Parcel H) 10-3-15.

IMPROVEMENTS: residential dwellings.

JUDGMENT amount: \$664,983.27

PLAINTIFF: Malvern Federal Savings Bank

VS

DEFENDANT: **CONDUIT PROPERTIES, LLC and STEVEN CONDUIT**

SALE ADDRESS: 14 Woodland Avenue, Modena, Pennsylvania 19358

PLAINTIFF ATTORNEY: **ELLIOT H. BERTON, ESQ., 610-889-0700**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-513**

DEBT- **\$395,011.19**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-08636 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, hereditaments and appurtenances, situate in the Township of Westtown, County of Chester and State of Pennsylvania, bounded and described according to a Plan of Pleasant Grove made by Robert F. Harsch and Associates, Inc., Consulting Engineers, West Chester, PA, dated 10/2/1978 and last revised 4/3/1981 and recorded in Plan File #2271, as follows, to wit:  
TAX I.D. #: 67-4L-11

PLAINTIFF: The Bank of New York Mellon fka The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-1

VS

DEFENDANT: **PETER E. ALESZCZYK and MARY KATHLEEN**

SALE ADDRESS: 113 Piedmont Road, West Chester, Pennsylvania 19382

PLAINTIFF ATTORNEY: **McCABE, WEISBERG & CONWAY,P.C., 215-790-1010**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-514**

DEBT- **\$119,915.84**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-12880 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Sadsbury Township, Chester County,  
Pennsylvania  
BLR# 37-4G-38,37-4G-23  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A. as Trustee for Ramp 2003Rp1.

VS

DEFENDANT: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHTS, TITLE OR INTEREST FROM OR UNDER EDGAR K. ROSS, IV, DECEASED and DONNA ROSS a/k/a DONNA ALEXANDER, IN HER CAPACITY AS HEIR OF EDGAR K. ROSS, IV, DECEASED; EDGAR K. ROSS, V, IN HIS CAPACITY AS HEIR OF EDGAR K. ROSS, IV, DECEASED**

SALE ADDRESS: 15 North Street, Pomeroy, PA 19367

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-515**

DEBT- **\$165,096.21**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2011-08696 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in the Borough of West Grove, Chester  
County, Pennsylvania  
BLR# 5-7-10  
IMPROVEMENTS thereon: residential dwelling

PLAINTIFF: Wells Fargo Bank, N.A.  
VS

DEFENDANT: **CHRISTOPHER MINTSCHENKO and APRIL MINTSCHENKO a/k/a APRIL B. MINTSCHENKO and VALENCIA DAVIS**

SALE ADDRESS: 509 Prospect Avenue, West Grove, PA 19390-1327

PLAINTIFF ATTORNEY: **PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-516**

DEBT- **\$67,143.45**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2012-06382 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of West Chester  
TAX Parcel #01-09-0526  
IMPROVEMENTS: a residential dwelling

PLAINTIFF: U.S. Bank National Association, as Trustee for the Conseco Finance Home Loan  
Grantor Trust 2002-A

VS

DEFENDANT: **THERESA MASON and TERRANCE A. MASON**

SALE ADDRESS: 134 East Miner Street, West Chester, PA 19382

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-517**

DEBT- **\$293,472.58**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-10673 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Upper Uwchlan Township  
TAX Parcel #32-003-0074.0200  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: Green Tree Servicing, LLC

VS

DEFENDANT: **HANS VON ESSEN**

SALE ADDRESS: 331 Moore Road, Downingtown, PA 19335

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-518**

DEBT- **\$204,090.92**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2010-08592 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

PROPERTY situate in Borough of Parkesburg  
TAX Parcel #08-03-0002.050  
IMPROVEMENTS: a residential dwelling.

PLAINTIFF: U.S. Bank National Association, as Trustee, Successor in Interest to Bank of America, National Association as Trustee as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC, Asset-Backed Certificates, Series 2007-HE6

VS

DEFENDANT: **VIRGINIA MILLER**

SALE ADDRESS: 401 North Culvert Street, Parkesburg, PA 19365

PLAINTIFF ATTORNEY: **KML LAW GROUP, P.C., 215-627-1322**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF



# Sheriff's Sale of Real Estate

SALE NO: **15-6-519**

DEBT- **\$78,194.41**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2014-11975 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN tract of land situate in the Township of East Fallowfield, County of Chester, Commonwealth of Pennsylvania, bounded and described according to a survey made by Roland A. Dunlap, Registered Surveyor, on July 14, 1994, as follows:

BEGINNING at a point marked by an iron pin on the east side of Misty Patch Road, said point being north 6 degrees 3 minutes east 87.45 feet, due north 67.55 feet, and north 19 degrees 25 minute west 50.00 feet from an original iron pin set at the north side of an intersection of Misty Patch Road and Goosetown Road; thence leaving the first mentioned road north 59 degrees 50 minutes 36 seconds east 82.00 feet to an iron pin; thence south 76 degrees 48 minutes 22 seconds east 54.59 feet to an iron pin; thence north 89 degrees 27 minutes 31 seconds east 227.21 feet to an iron pin; thence south 59 degrees 48 minutes 22 seconds east 135.48 feet to an iron pin; thence south 2 degrees 14 minutes 50 seconds east 53.04 feet to a line of land of Wilbur Miller; thence by the same south 86 degrees 55 minutes 16 seconds west 308.16 feet to an iron pin in a line of land of J. William Montgomery; thence by the same

north 62 degrees 1 minute 8 seconds west 133.11 feet to an iron nail; thence south 84 degrees 25 minutes 16 seconds west 14.92 feet to an iron nail; thence along Misty Patch Road north 22 degrees 31 minutes 52 seconds west 50.00 feet; thence south 88 degrees 2 minutes 10 seconds west 11.16 feet to the point and place of beginning.

CONTAINING 1.145 acres of land, be the same more or less.

PARCEL #47-6-3.1

UNDER AND SUBJECT, nevertheless, to a certain right of way, viz: from Emmor Darwin Gay, and Margaret Gay, his wife, to the Philadelphia Electric Company, dated December 29, 1938, and recorded at West Chester, Pennsylvania, in Miscellaneous Deed Book 71, at Page 366.

BEING the same premises which Walter Erwin Heindl and Nancy Walker Heindl, his wife, by Deed dated 6/23/95 and recorded 7/19/95 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 3915, Page 529, granted and conveyed unto Joseph M. DiJoseph, Jr. and Mary Ann DiJoseph, his wife.

PLAINTIFF: JPMorgan Chase Bank, National Association  
VS

DEFENDANT: **JOSEPH M. DiJOSEPH, JR., and MARY ANN DiJOSEPH**

SALE ADDRESS: 275 Misty Patch Road, East Fallowfield, PA 19320

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-520**

DEBT- **\$204,725.01**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2013-00642 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN parcel or tract of land, situated in the Township of North Coventry, County of Chester, Commonwealth of Pennsylvania shown as Lot No. 1503 on a Plan entitled "Subdivision Plan" Drawing No. 26, prepared by Pennoni Associates, Inc. dated February 23, 1990, last revision October 11, 1990 and being more particularly bounded and described as follows, to wit:

BEGINNING at a point in westerly right of way line of Coventry Pointe Lane, 26 feet wide, said point being located the following courses and distances as measured from a point of tangency of a curve having a radius of 9.50 feet for an arc distance of 14 feet and connecting the northerly right of way line of Coventry Pointe Lane, 26 feet wide with the aforementioned westerly right of way of Coventry Pointe Lane said point being marked by a monument; (a) along said westerly right of way line of Coventry Pointe Lane, along the easterly lot lines of Lots. No. 1601, No. 1602, No. 1604, No. 1605, No. 1606, No. 1501, north 08 degrees 52 minutes 54 seconds east, a distance of 183.53 feet to a point, said point located on the easterly lot line of Lot No. 1501 and being marked by a monument (b) along said easterly lot line of Lot No. 1501 for an arc distance of 44.33 feet with a radius of 147 feet to a point; said point being the northeasterly lot corner of Lot No. 150 I to a point said point being the northeasterly lot corner of Lot No. 1501 and the point of beginning; thence (I) leaving said westerly right of way line of Coventry Pointe Lane, along the northerly lot line of Lot No.

1502 partially through the party wall, south 73 degrees 00 minutes 00 seconds west, a distance of 192.28 feet to a point, said point being the northeasterly lot corner of Lot No. 140 I; thence (2) leaving said point. along the easterly lot line of Lot No. 140 I north 06 degrees 00 minutes 00 seconds east, a distance of 21.73 feet to a point said point being the southwesterly lot corner of Lot No. 1504 thence (3) leaving said point, along the southerly lot line of Lot No. 1504 partially through the party wall, north 73 degrees 00 minutes 00 seconds east, a distance of 132.43 feet to a point on said westerly right of way line of Coventry Pointe Lane, said point being the southeasterly property corner of Lot No. 1504; thence (4) leaving said point along said westerly right of way line of Coventry Pointe Lane for an arc length of 20.00 feet having a radius of 147 feet to the first mentioned point and place of beginning.

BEING UPI Number 17-3G-175

BLR No.: 17-3G-175

BEING known as: 1503 Coventry Pointe Lane, Pottstown, PA 19465.

BEING the same premises which Wensheng Dong and Yuzhen Yang, husband and wife, by Deed dated August 30, 2009 and recorded November 9, 2009 in and for Chester County, Pennsylvania, in Deed Book Volume 7805, Page 2299, granted and conveyed unto John H. Machen.

PLAINTIFF: Wells Fargo Bank, N.A.

VS

DEFENDANT: **JOHN H. MACHEN**

SALE ADDRESS: 1503 Coventry Pointe Lane, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **ZUCKER, GOLDBERG & ACKERMAN, LLC, 908-233-8500**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF

# Sheriff's Sale of Real Estate

SALE NO: **15-6-521**

DEBT- **\$106p,450.27**

BY VIRTUE OF THE WITHIN MENTIONED Writ of Execution No. 2015-00248 DIRECTED TO CAROLYN B. WELSH, SHERIFF WILL BE SOLD AT PUBLIC SALE, IN THE CHESTER COUNTY JUSTICE CENTER, 201 WEST MARKET STREET, WEST CHESTER, PENNSYLVANIA, ANNOUNCED ON

## Thursday, June 18, 2015

AT 11:00 A.M. PREVAILING TIME THE HEREIN DESCRIBED REAL ESTATE.

Notice is given to all parties in interest and claimants that the Sheriff will file in her office located in the Chester County Justice Center, Sheriff's Office, 201 West Market Street, Suite 1201, West Chester, Pennsylvania a Schedule of Distribution on Monday, July 20, 2015. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

ALL THAT CERTAIN easterly one-half of a double cement and brick dwelling house, lot and piece or parcel of land.

SITUATE in the Village of South Pottstown, North Coventry Township, Chester County, Pennsylvania, otherwise designated as #121, West Main Street, bounded, limited and described in accordance with a survey as made by Ralph E. Shaner & Son Engineering Co. as of November 14, 1969, and more fully described as follows, to wit:

BEGINNING at a corner of lands now or formerly owned by Mrs. Mary Dimon (#115 West Main Street), said point being on the northerly property line of a West Main Street (40 feet wide, cart-way width of 28 feet) and being distant along the same from a point marking the northwesterly property line intersection of the aforesaid West Main Street and another public road or street known as South York Street (40 feet wide). North 84 degrees 30 minutes west, 80.42 feet; thence from said point of beginning continuing along the northerly property line of West Main Street, north 84 degrees 30

minutes west, 17.91 feet to a corner of lands now or formerly owned by Frank S. Malak (#123 West Main Street); thence along the same on a course passing through the middle of a joint party wall of a double dwelling, north 5 degrees 30 minutes east, 140 feet to a corner on the southerly side of a given 20 foot wide alley; thence along the same south 84 degrees 30 minutes east, 17.91 feet to a corner lands aforesaid Mrs. Mary Dimon; thence along the same south 5 degrees 30 minutes west, 140 feet to a corner and place of beginning.

BEING 121 West Main Street

BEING UPI# 17-3D-16.

BEING the same premises which Jeffrey A. Zeiber and Holly B. Zeiber, by Deed dated 1/10/08 and recorded 1/14/08 in the Office of the Recorder of Deeds in and for the County of Chester, in Deed Book 7345, Page 2182, granted and conveyed unto Bryan G. Smith.

PLAINTIFF: JPMorgan Chase Bank, National Association Successor by Merger to Chase Home Finance LLC

VS

DEFENDANT: **BRYAN G. SMITH**

SALE ADDRESS: 121 West Main Street, Pottstown, PA 19465

PLAINTIFF ATTORNEY: **SHAPIRO & DeNARDO, LLC, 610-278-6800**

**N.B.- Ten percent (10%) of the purchase money must be paid at the time and place of sale. Payment must be made in cash, certified check or money order made payable to the purchaser or Sheriff of Chester Co. and the balance made payable to Sheriff of Chester Co. thereof, within twenty-one (21) days from the date of sale by 2 pm.**

CAROLYN B. WELSH, SHERIFF